

SPECIAL COUNCIL - MARCH 13, 1975PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, March 13, 1975 at 7:30 p.m. for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Cowie, Harcourt, Marzari,
Rankin, Sweeney and Volrich

ABSENT: Aldermen Boyce and Kennedy

CLERK TO THE COUNCIL: M. Kinsella

MOVED by Ald. Bird,
SECONDED by Ald. Bowers,

THAT this Council do resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Rezoning of Central Broadway Area

An application was received from the Director of Planning to amend the Zoning and Development By-law No. 3575 to establish a new district schedule known as (C-3A) Commercial District Schedule and provide for uses that may be permitted, regulations thereto, and any necessary consequential amendments. The location is generally both sides of Broadway from Vine Street to Prince Albert Street; both sides of Granville Street from the Bridge ramps to 16th Avenue; and four extensions, North of Broadway, generally, at Main Street, West side of Cambie, West side of Granville to Burrard and the South side of 8th Avenue.

Present Zone: M-1 Industrial District
C-2 Commercial District
C-3 Commercial District

Requested Zone: C-3A Commercial District

The request has been approved by the Director of Planning and by the Vancouver City Planning Commission.

The Director of Planning reviewed for the information of Council and members of the public present the implications of the rezoning application. He also advised that Council had recently appointed an Urban Design Consultant to bring forward within a relatively short time a set of guidelines for development of the Central Broadway area. Council noted a number of letters had been received from property owners of the area requesting deferment of this public hearing to permit them more time to study the implications.

MOVED by Ald. Rankin,

THAT Council defer consideration of the Director of Planning's application to rezone the Central Broadway area for 60 days, but Council this day hear those delegations present who wish to speak on the matter.

- CARRIED UNANIMOUSLY

DELEGATIONS

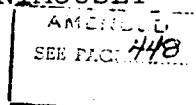
(1) Mrs. K. Vassar, Crestview Manor

Spoke on behalf of the residents of Crestview Manor and questioned how the proposed rezoning would affect the residents of the area.

(2) Mr. R. Baker

Advised that he represented several property owners in the vicinity of Broadway and Granville and that he was in favour of the deferment of the hearing for a period of 60 days.

cont'd



Delegations (cont'd)

(3) Mr. Sharp - Property Owner

Requested assurance that the City would not profit from the proposed down zoning of the area and will not purchase any property at reduced prices in this area.

The Mayor responded that the City does not at present have any plans to purchase property in this area and that this is not a factor in the rezoning proposal.

(4) Mr. A. Gruft, School of Architecture, U.B.C.

Stated he supports the down-zoning as a temporary measure, but suggested the City commission very broad terms of reference from the Consultant.

(5) Mr. A. Eyre

Complained that only 50% of the affected property owners had received their notices. He also enquired about compensation to owners with respect to loss of property values through rezoning.

(6) Mr. G.F. MacFarlane, B. C. Telephone Company

Requested Council give consideration to exempting the B.C. Tel Computer Centre from the rezoning proposal.

The Director of Planning offered to meet with Mr. MacFarlane and discuss this matter further.

(7) Mr. Suker - On behalf of a Property Owner

Suggested that the main problem with respect to the Central Broadway area is a transportation one and he suggested a survey of the number of vehicles actually locating in the Central Broadway area as opposed to the number of vehicles using the area as a main thoroughfare.

(8) Mr. D. Lesser

Commented that the notice sent to property owners was not sufficiently informative and that all relevant background information should be made available to affected property owners. He also suggested there is need for a detailed study of the implications of the proposed rezoning on the whole area adjacent to Central Broadway.

(9) Mr. R. Schuff - Real Estate Board of Greater Vancouver

Objected to a public hearing being held on this matter prior to publication of the guidelines. He also advised that the Real Estate Board is not in favour of having discretionary powers vested solely with the Director of Planning.

(10) Mr. A. Gjernes, Dominion Construction Co. Ltd.

Suggested that the City, rather than completely rezoning this area to C-3A, consider establishing C-3 nodes at major intersections such as Cambie, Oak and Granville, with C-3A zoning in between. He also suggested that consideration be given to establishing a local area Parking Corporation similar to that presently in existence on Fraser Street.

(11) Ms. G. Sharp

Requested assurance that all further information on this proposal be made available to the property owners.

Alderman Volrich suggested that Council request a report from the Director of Planning on establishment of a Development Permit Board to rule on non conforming uses in this area and that this request be placed before Council prior to the reconvening of the Public Hearing on this matter. The Mayor so directed.

2. Biltmore Hotel Rezoning

An application was received from the Director of Planning to rezone Lot 2, Block 116, D.L. 301, situated on the N.E. corner Kingsway and 12th Avenue,

From: C-3 Commercial District
To: C-2 Commercial District

The Director of Planning and the Vancouver City Planning Commission recommend approval.

Mr. Leroy Fuller, representing the owners of the Hotel, requested a deferment of the public hearing on this application for 30 days to permit the owners an opportunity to study the effects of the proposed rezoning.

MOVED by Ald. Rankin,
THAT the public hearing on the rezoning of Lot 2, Block 116, D.L. 301 be deferred for 30 days to reconvene at a regular meeting of Council.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the Committee rise without reporting and ask leave to sit again.

- CARRIED UNANIMOUSLY

The meeting adjourned at approximately 8:55 p.m.

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of March 13, 1975, adopted on March 25, 1975.

A. Phillips
MAYOR

B. J. Little
CITY CLERK